

A Regular meeting of the Board of Selectmen was held on July 17, 2007 beginning at 7:30 p.m. in the Main Meeting Room of the Town Hall. The following members were present. Mr. Timson was absent.

Al DeNapoli, Chairman
Michael F. Caron, Clerk
Catherine Winston
David Sullivan

Also present:

Michael Boynton, Town Administrator
James Johnson, Asst. Town Administrator

Mr. DeNapoli called the meeting to order at 7:05 p.m.

Announcements and Proclamations

Mr. Boynton reported that Charlie Quigley and Ron Prebis are the employees of the month. They have done a great job keeping up with all the work in the engineering department.

Lateral Transfer, Police Department

Chief Stillman appeared before the Board seeking the board's support in a lateral transfer. He explained that the recent resignation of Officer Maria Gonzalez has left a vacancy in the Police Department. They looked for different ways to fill the vacancy. Patrolman Albert Manganello from Medfield Police Department indicated interest in Walpole. He has been an officer for a few years and would not require attending the academy.

Albert Manganello explained he has been a police officer since he was 19 years old. He is now 26 and is very excited in serving the town of Walpole.

The Board members felt that this was a great opportunity to have someone come in with training and he seems well fit for the position. It saves the town money as the officer is already trained.

MOTION moved by Mr. Caron to approve a conditional offer of employment subject to the medical and psychotically screening for Albert Manganello, seconded by Ms. Winston, VOTED 3-0-1 (Mr. Sullivan abstained)

7-8 Marathon House Lease Agreement

The original lease agreement terminates in November 2008. Part of the agreement was that certain services were to be done in lieu of rent and in the fourth year the tenant was to pay \$150 a month. The Food pantry was in a few months ago regarding the work that has been done in addition to the window replacements. They do a service to the town and we are all proud of it. They donate food to those who need it. For all the work that has been done to the building at no cost to the Town, Mr. Boynton is recommending an amended lease which would require them to pay for utility costs but no rental fee. The existing lease was going to run out in 2008. The lease would be extended until June 2012.

MOTION moved by Mr. Caron to approve the Marathon House lease agreement as amended and extended until June 30, 2012, seconded by Mr. Sullivan, VOTED 4-0-0

7-9 Siemens (Bayer) Tax Increment Financing Agreement

Mr. Boynton informed the Board that this is part of the TIF agreement obligation #5. Siemens (Bayer) agreed to donate \$40,000 to the Town. The letter dated June 22, 2007 reflects how Siemens suggests the funding can be distributed. It is understood that the funds can still be used how the town deems appropriate, these are just suggestions. This is an agreement that the Board is asked to sign. The agreement is consistent with state

law and they will give back 100% of their tax savings back to the town. Within the next few months the money should be processed.

MOTION moved by Mr. Caron to approve and endorse the Agreement pursuant to obligation #5 of the Tax Increment Financing Agreement between the Town of Walpole and Siemens Medical Solutions Diagnostics for the donation of \$40,000, seconded by Mr. Sullivan, VOTED 4-0-0

7-17 Hawkers and Peddlers

Mr. Boynton spoke of the recent request from a resident to sell Italian Ice at the pool and town events. The Town of Walpole had no written requirements. Local communities may establish regulations that guide people. This comes from Counsel back in 1999. We did not include change in vendor category. We are not regulating those. We are talking about goods and wares, ice cream vendors. We will set up a fee of \$60.00 with a \$3.00 administrative fee.

Ms. Winston was concerned about the organization that sells the small poppy flowers. They are a non profit organization. Mr. Boynton noted that they are not selling the poppies; they give them out for donations. This regulation would not affect them.

MOTION moved by Mr. Caron to approve the town of Walpole policy for Hawkiers & Peddlers, Section 807, and to update the Board's manual to include this, seconded by Mr. Sullivan, VOTED 4-0-0

7-16 Affordable Housing production plan

Mr. Don Johnson, Town Planner appeared before the board and read a letter from Nancy Mackenzie from Master Plan Implementation Committee (MPIC) into the record. The MPIC is looking for endorsement from the Board of Selectmen to allow them to be the guarantor of the transition of the Affordable Housing Committee to the Housing Partnership. They also feel that the Horsley Witten Group should be the consulting firm working the zoning bylaw rewrite.

Mr. Johnson further discussed a memo from the Planning Board regarding a housing production plan. The plan is a tool whereby a community can manage the rate of affordable housing production such that the community's ability to absorb the impacts of affordable housing projects is not overwhelmed all at once. You can show how you intend to achieve the goal. If you have a housing production plan in place, you do not have to accept any development over the .75 in a one year period. There are state procedures that need to be followed and information the state is looking for. The state will look at it and make comments. We have the ability to tie this into the zoning rewrite.

Mr. DeNapoli explained that the consultants were before the Planning Board on the zoning re write and at that time discussed a housing production plan. Through Chairman Conroy we asked what the cost would be. He stated about \$17,000, we are looking for an endorsement from the Selectmen to do this work and find funding. The Planning Board has suggested the Kendall fund can not be used for funding.

Mr. Boynton noted that what the MPIC is asking is to be the lead agent. It is comprised of town staff as well. Help the town get to the next level. We still have a responsibility as administration to develop a plan and that is what this is all about. This is a team effort. A housing production plan is not the end all, but ability to regulate on our terms. That may be a few years out. The Town has to designate areas where affordable housing will go. It could be added senior housing. This will be funded through a reserve fund transfer.

MOTION moved by Mr. DeNapoli to support a recommended Reserve Fund Transfer for \$17,000 to support the housing production plan by Horsley Witten, seconded by Ms. Winston, VOTED 4-0-0

7-11 Appointment of Election Officers

The Board received a letter from the Town Clerk regarding the Election of Officers. This is an annual request. The Town Clerk provided a list of names for both the Democratic and Republican parties.

MOTION moved by Mr. Sullivan to appoint the election of the officers as submitted by the Town Clerk, seconded by Mr. Caron, VOTED 4-0-0

7-12 Epiphany Parish, Banner

MOTION moved by Mr. Caron to approve the request from the Epiphany Parish to advertise the Red Cross Blood Drives during the year, seconded by Mr. Sullivan, VOTED 4-0-0

7-13 Lions Club, Banner

The Board received the annual request to hang a banner to announce the Adams Farm Field Day.

MOTION moved by Mr. Caron to approve the request from the Walpole Lions club to hang a banner, seconded by Mr. Sullivan, VOTED 4-0-0

7-14 Walpole Peace and Justice Banner

The Board received a request to hang a banner to announce the One World Peace Walk.

MOTION moved by Mr. Caron to approve the request by the Walpole Peace and Justice Group and use of the common, seconded by Mr. Sullivan, VOTED 4-0-0

7-15 The Gazebo Players , Banner

The Board received a request to hang a banner to announce the production of Romeo and Juliet in Bird Park.

MOTION moved by Mr. Caron to approve the banner request for the Gazebo Players of Medfield 4-0-0

Open the Fall Town meeting warrant

The warrant stays open until the end of August. Mr. Boynton explained they are going to do only pressing capital needs. We are finalizing the numbers. We are about \$43,000 better than what was earlier discussed. I am going to caution about hiring new personnel. Through our Representatives were successful in obtaining the \$730,000. I have no recommendation at this time, last year we put it all at capital. It will give us some time to what to recommend to the RTM. Motor Vehicle excises we were under estimates, interest income has done well. We may be looking at adjusting the local receipts. No major adjustments to our permanent revenue. The big item that will take time will be zoning re write articles.

MOTION moved by Mr. Caron to open the Fall town meeting warrant, seconded by Mr. Sullivan, VOTED 4-0-0

8:00 NSTAR, hearing

This is a public hearing for the installation of four poles on Route one. This will provide electricity to the new Kentucky Fried Chicken.

MOTION moved by Mr. Caron to open the public hearing, seconded by Mr. Sullivan, VOTED 4-0-0

This is a hearing for four new poles, Mass highway has jurisdiction, but the way the law reads, the Board of Selectmen holds the hearing. It is an opportunity for the NSTAR representative to discuss the locations, any decision you make would have to be in conjunction with mass highway.

It was noted that the Town Engineer had a question as to where the poles were going to be placed. Ms. Cosby, the NSTAR representative stated that the poles will be within the public way.

A Representative from Wal-Mart asked if they would lose power at any time and they were told they would not.

MOTION moved by Mr. Caron to close the public hearing, seconded by Mr. Sullivan, VOTED 4-0-0

MOTION moved by Mr. Caron to approve the grant of location of four poles on Providence Highway, Subject to Mass Highway and Town Engineer comments seconded by Mr. Sullivan, VOTED 4-0-0

8:10 p.m. Bay State Gas, Street Opening Permit

Carl Aiello from Bay State Gas is requesting a street opening permit to perform work on a portion of East St. The work involves replacing the 6" gas main from roughly house number 937 to the intersection of High Plain Street. This is being done in conjunction with the Town's repaving plan.

MOTION moved by Mr. Caron to approve the Street opening permit from Bays State Gas as requested subject to the conditions imposed by the town engineer, seconded by Mr. Sullivan, VOTED 4-0-0

8:13 Library Trustees, Project Manager

Jerry Romelczyk explained that the Board of Trustees is looking for the Board to accept the \$10,000 gift and accept the recommendation of our committee for project manager for Library construction. They interviewed 5 companies and met on three occasions and came up with Ryegate Inc. The project manager would be supervising the architect, to have that done by the end of January. The \$10,000 will pay for the Project Manager's services.

Mr. DeNapoli noted that the contract in the Board's package has terms and conditions that are open. Mr. Romelczyk explained that they did meet with them earlier today; they are a few changes that only change the language. The contract is ready to go and they are ready to accept it. Contract was approved by Town counsel. Minor modification with dates.

The Board needs to grant authorization to sign contract, acceptance of gift and to forward the project to the PBC which will then become a project. The project manager replaces the old Clerk of the works. The library trustees have been working on this for a long time to get this done.

MOTION moved by Ms. Winston that we accept the gift of \$10,000 for purpose of hiring a project manger for the Library project, seconded by Mr. Caron, VOTED 4-0-0

MOTION moved by Ms. Winston to authorize the Town Administrator to execute the final Project manager agreement with Ryegate, seconded by Mr. Caron, VOTED 4-0-0

MOTION moved by Ms. Winston that the PBC be charged with the oversight of the design and construction of the library project, seconded by Mr. Sullivan, VOTED 4-0-0

8:20 OPEN FORUM

Martha Hurney of 186 Gould Street explained there is a sign on a tree out front of her home for removal. It is in good health, it would be advantageous to prune the tree not remove it. It has been there for 100 years. She read into the record part of a book regarding trees. Mr. Boynton will speak with Mr. LeBlanc regarding the tree.

Town Administrator

Tri County Regional- There is an opening for a School Committee member. The Board asked that it run on cable for two weeks.

Chapter 40B- There are a handful of communities that chose not to support the Board's request. Mr. Boynton will be going to Boxborough to meet with the Municipal coalition for affordable housing. Several attorneys have volunteered to work with this group. Senator Timilty has filed legislation to put a 3 year moratorium on 40B.

Pinebrook Estates subdivision- the developer walked away from the project years ago and the amount in the passbook is not enough. We had a meeting with staff and the project should be brought to a complete level. Need an agreement that the money will be released to the town. We will need to have a get together with the residents to discuss what level we will bring the road to.

Gillette stadium- Mr. Boynton is meeting with stadium officials to talk about the upcoming season and increasing our public safety presence during stadium events. They have invited the Walpole back to finalize this matter.

Town hall project- This is moving slowly, getting close to funding capacity, the next step finalizing the duct work and finishing the sprinkler system and installation of tiles. The caulking around the windows needs a consultant when removed because of the Asbestos.

Road projects- The road projects are moving along and Stone street should be done within the next week, North and Coney streets are close to being done.

MINUTES

MOTION moved by Mr. Caron to approve the February 27, 2007 minutes, seconded by Ms. Winston, Voted 3-0-1 (Mr. Sullivan abstained)

MOTION moved by Mr. Caron to approve the June 5, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to approve the June 19, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to approve the Executive Session Set 1 , June 19, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to approve the Executive Session Set 2 , June 19, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to approve the June 26, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to approve the July 3, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to approve the Executive Session , July 3, 2007 minutes, seconded by Ms. Winston, Voted 4-0-0

MOTION moved by Mr. Caron to move into executive session to discuss real estate matters and pending litigation as a public discuss would have an impact and to return to regular session only for the purposes of adjourning the meeting, seconded by Mr. Sullivan, by roll call vote; Mr. Caron-Aye, Mr. Sullivan-Aye, Ms. Winston-Aye and Mr. DeNapoli-Aye

The Board moved back to regular session.

MOTION moved by Mr. Caron to adjourn at 9:31 p.m. seconded by Ms. Winston, VOTED 4-0-0

Respectfully submitted

Michael F. Caron, Clerk